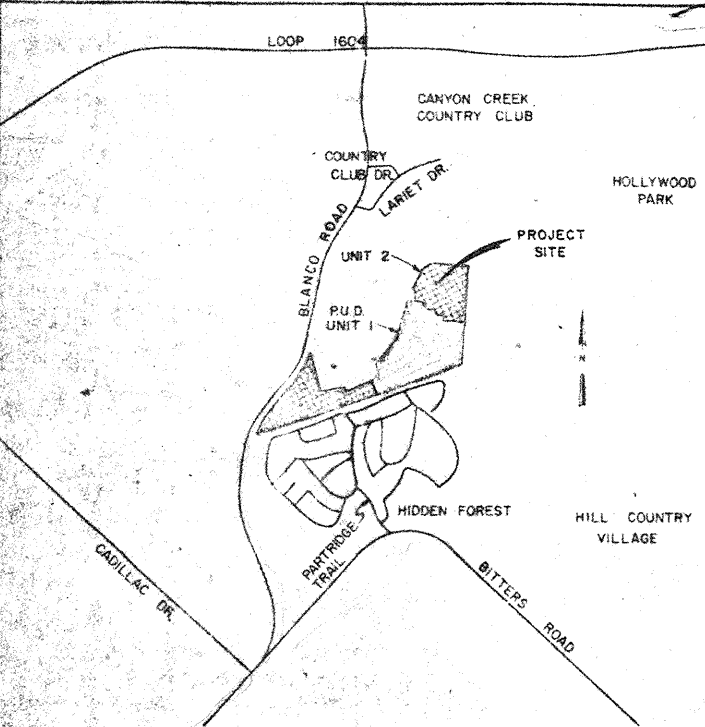


FINAL PLAN
PLANNED UNIT DEVELOPMENT
MISSION RIDGE NO. 1



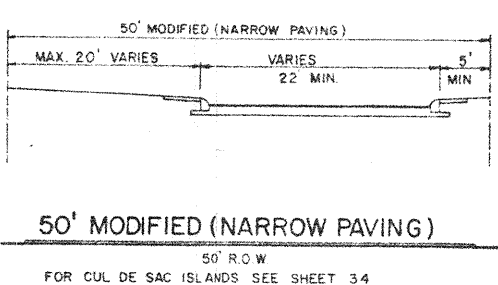
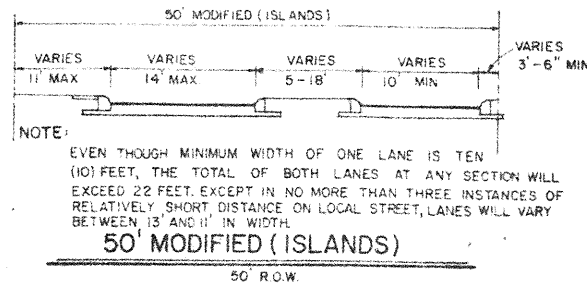
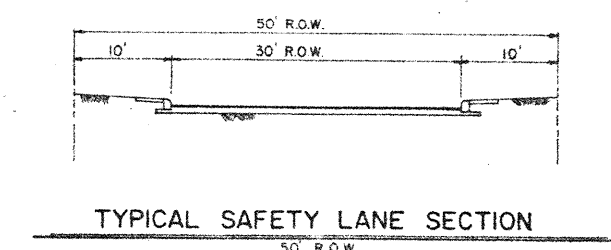
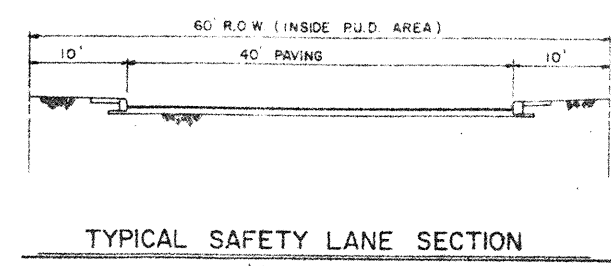
DEVELOPER: SITTERLE & COMPANIES
ENGINEERS: H.G.T. GROUP

GENERAL LEGAL
A 49.093 ACRE TRACT OUT OF A 103.615 ACRE TRACT, SAID 103.615 ACRE TRACT BEING RECORDED IN VOL. 2715, PAGES 29-32 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS COUNTY BLOCK 4976, 4979, 4988 AND PARCEL NO. 1

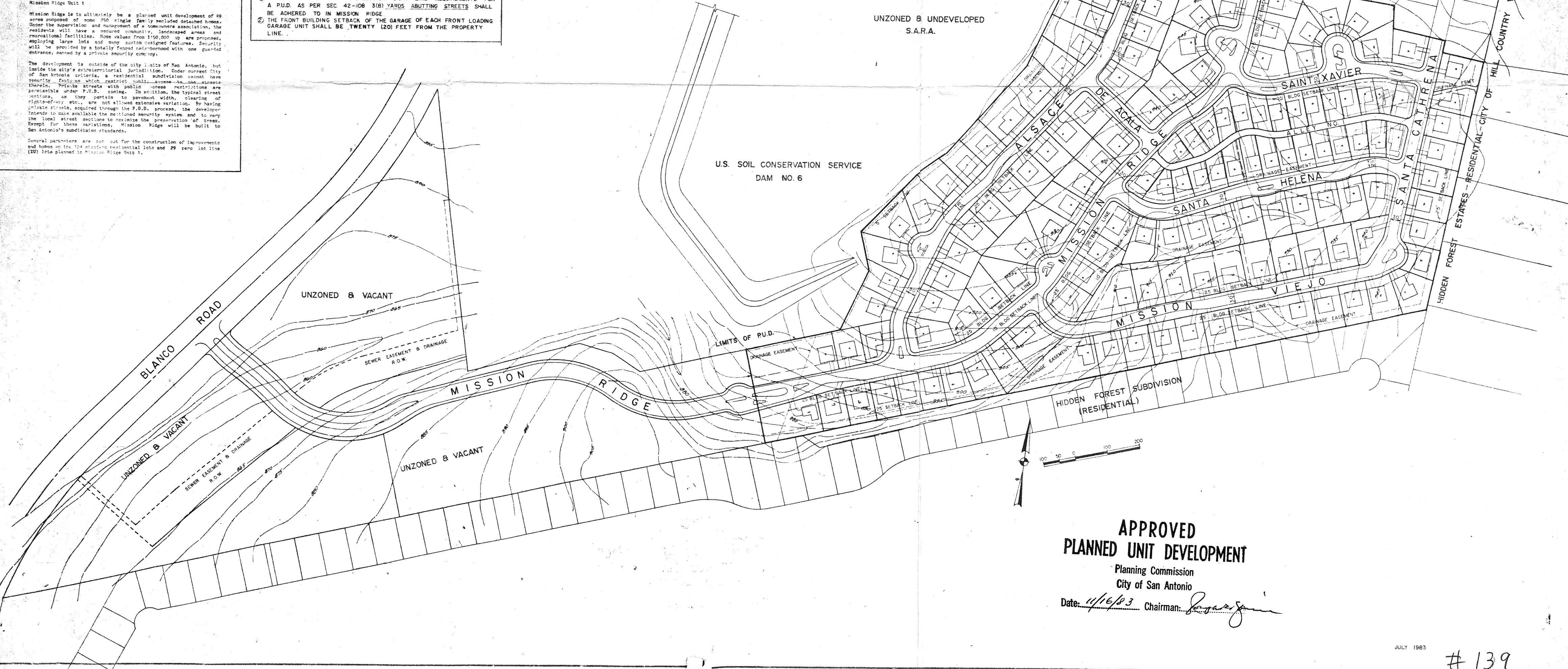


LAND USE INTENSITY TABLE		
P.U.D. NAME: MISSION RIDGE, UNIT 1	ADDRESS: BLANCO RD. BEXAR CO. SEE EXH. A	
TYPE OF DEVELOPMENT: RESIDENTIAL	AGREADE: 49.270	
LEGAL DESCRIPTION: SEE EXHIBIT A OF PROPERTY		
LAND USE INTENSITY		PRESENT ZONING: UNZONED - IN S.A. CITY
(A.) FLOOR AREA RATIO	FAR 8.83	PROPOSED ZONING: UNZONED, BUT TO B-1
(B.) OPEN SPACE RATIO	OSR 2.6	DENSITY: STANDARDS 2.85 DU/AC
(C.) LIVABILITY SPACE RATIO	LSR 1.7	
WHAT TO DETERMINE	HOW TO DETERMINE	DETERMINATION
1. LAND AREA	FROM PLANS AND BONUSES	54 AC (12,552,240)
2. BLDG. AREA (INCLUDE GAR.)	FROM PLAN	65,400
3. USABLE ROOF AREAS	FROM PLAN	542,100
4. FLOOR AREA	FROM PLAN	584,800
5. FLOOR AREA ALLOWED	LA x FAR L 1 x L 2 x L 3	665,684
6. UNCOVERED OPEN SPACE	LA - BA + URA	2,742,940
7. COVERED OPEN SPACE	FROM PLAN	137,500
8. OPEN SPACE	UOS + 1/2 COS L 6 + N L 7	2,311,690
9. OPEN SPACE REQUIRED	FA x OSR L 4 x (B)	1,520,420
10. LIVABILITY SPACE	OS - UCA L 8 - L 12	2,140,890
11. LIVABILITY SPACE REQ.	FA x LSR L 4 x (C)	994,160
12. UNCOVERED CAR AREA	FROM PLAN (INCLUDES ALL DRIVES)	70,800
13. RECREATION SPACE	FROM PLAN	4.4 AC (19,660)
14. RECREATION SPACE RATIO	RS + FA L 13 - L 4	0.32 (EXC. ONE WAY DRIVES ON LA LOT)
15. OCCUPANT CAR SPACES	FROM PLAN	354
16. NUMBER OF LIVING UNITS	FROM PLAN	153

NOTES
① THE STANDARD STREET INTERSECTION SIGHT LINE REQUIREMENTS FOR A P.U.D. AS PER SEC. 42-106 (3)(B) YARDS ABUTTING STREETS SHALL BE ADHERED TO IN MISSION RIDGE.
② THE FRONT BUILDING SETBACK OF THE GARAGE OF EACH FRONT LOADING GARAGE UNIT SHALL BE TWENTY (20) FEET FROM THE PROPERTY LINE.



Developer's Comments
Mission Ridge Unit 1
Mission Ridge is to ultimately be a planned unit development of 69 acres composed of some 700 single family detached homes. Under the supervision and management of a homeowners association, the residents will have a secure community, landscaped areas and recreational facilities. Home values from \$100,000 up are proposed, including large lots and many other desirable features. Security will be provided by a totally fenced neighborhood with one guarded entrance, manned by a private security company.
The development is outside of the city limits of San Antonio, but inside the city's extrajurisdictional boundaries. Under current City of San Antonio criteria, a residential subdivision cannot have security features which restrict public access to the streets therein. Private streets with public access restrictions are permissible under P.U.D. codes. In addition, the typical street right-of-way etc., are not allowed extensive variation. By having the development located within the P.U.D. process, the developer intends to make available the mentioned security system and to vary the local street sections to maintain the preservation of trees. Except for these variations, Mission Ridge will be built to San Antonio's subdivision standards.
General parameters are set out for the construction of improvements and homes on the 124 planned residential lots and 29 zero lot line (ZOL) lots planned in Mission Ridge Unit 1.



APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 4/16/83 Chairman: [Signature]